





32 Baruc Way

Barry, Barry

Charming two bedroom mid-terrace home. Spacious lounge/diner, separate kitchen, two double bedrooms and two allocated parking spaces. Energy efficient with a generous rear garden.

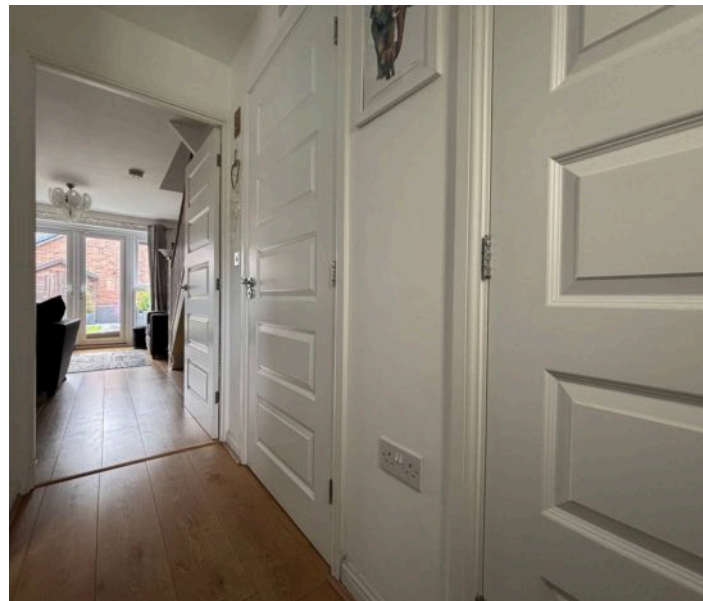
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- BUILT BY BARRATT HOMES
- WELL PRESENTED THROUGHOUT
- SPACIOUS LOUNGE/DINER AND SEPARATE KITCHEN
- DOWNSTAIRS WC PLUS UPSTAIRS FAMILY BATHROOM
- TWO DOUBLE BEDROOMS
- GENEROUS FULLY ENCLOSED REAR GARDEN
- TWO ALLOCATED PARKING SPACES LOCATED DIRECTLY OUTSIDE THE PROPERTY
- UPVC DG AND GCH
- EPC B84





Hallway

Entrance via a composite front door with opaque glazing into an entrance hallway. The hallway has wood effect flooring, smooth walls and a smooth ceiling. Doors lead off to a storage cupboard, a WC and the lounge/diner. Open to the kitchen.

Kitchen

8' 8" x 6' 4" (2.64m x 1.93m)

Vinyl tile effect flooring with smooth walls and a smooth ceiling. White eye and base level units with complementing black worktops overtop. A stainless steel sink inset with a stainless steel mixer tap. Integrated appliances include a four ring gas hob, an electric single oven, an extractor hood and a fridge/freezer. Space and plumbing for a washing machine. A front aspect window and an extractor fan. Open to the hallway.

Downstairs WC

5' 3" x 2' 9" (1.60m x 0.84m)

Tiled flooring, wallpapered walls and a smooth ceiling. A two piece white suite comprising a WC with a push button flush and a pedestal wash basin with a stainless steel mixer tap overtop. A tiled splash back behind the sink and a radiator.

Lounge/Diner

15' 2" x 12' 10" (4.62m x 3.91m)

A light and airy lounge/diner. Wood effect flooring, smooth walls with a feature wallpapered wall and a smooth ceiling. Double opening French doors leading out into the rear garden. A carpeted staircase with a wooden banister leading to the first floor. Space for storage beneath the stairs. Ample space for a dining table and chairs. A radiator.





Landing

A carpeted staircase leads to a carpeted landing with smooth walls and a smooth ceiling. Doors lead off to two bedrooms and a family bathroom. Loft access.

Bedroom One

12' 10" x 9' 2" (3.91m x 2.79m)

Wood effect flooring, smooth walls and a smooth ceiling. A large front aspect window and a radiator.

Bedroom Two

10' 11" x 8' 4" (3.33m x 2.54m)

A spacious double bedroom with ample storage. Wood effect flooring, smooth walls and a smooth ceiling. A rear aspect window and a radiator. A built-in storage cupboard over the stairs and a built-in double wardrobe with sliding doors.

Bathroom

6' 1" x 6' 0" (1.85m x 1.83m)

A modern family bathroom. Vinyl tile effect flooring, wallpapered walls and a smooth ceiling. A three piece white suite comprising a WC with a push button flush, a pedestal wash basin with a stainless steel mixer tap overtop and a white bath with a stainless steel electric shower inset and a glass shower screen. Full height tiling within the bath/shower and a matching splash back over the sink. A radiator and an extractor fan.

Service Charge

A service charge of approx £140 a year is payable to Remus.





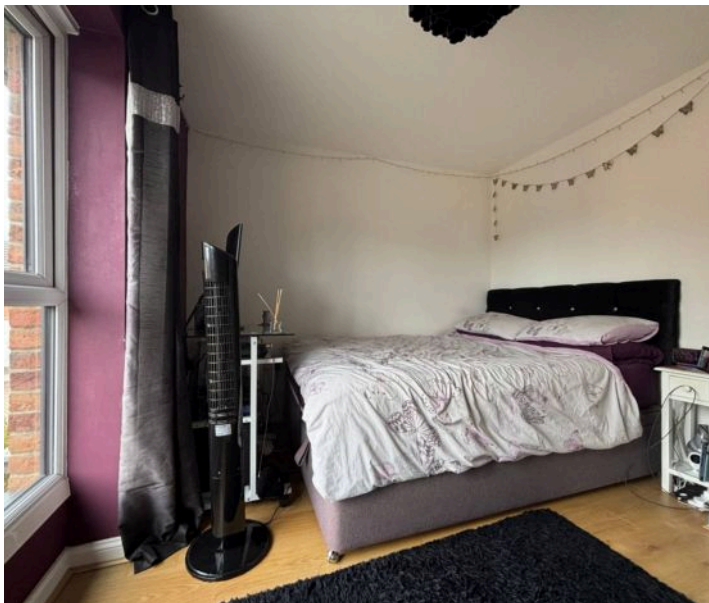
REAR GARDEN

A generous, fully enclosed rear garden. Step out of the French doors from the lounge/diner onto an initial area of patio. There is an area of lawn to the left and flower beds with well established plants and flowers to the right. A path leads to the end of the garden which has a further patio area, perfect for al-fresco dining or relaxing in the sun. There is also a handy storage shed. The garden is enclosed by well maintained timber fencing and has a convenient rear access gate.

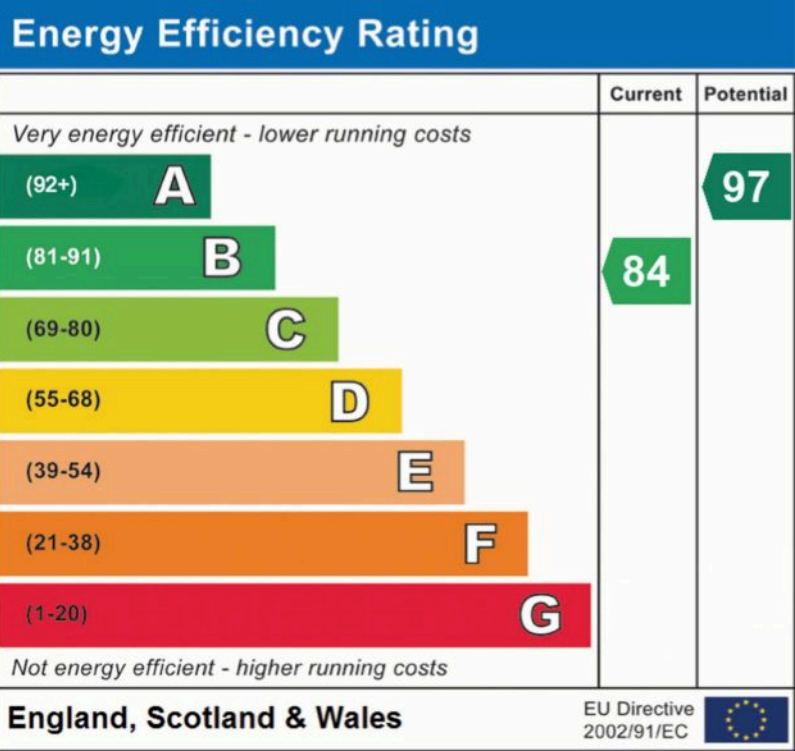
ALLOCATED PARKING

2 Parking Spaces

Two allocated parking spaces belong to this property, located directly outside the property as pictured.

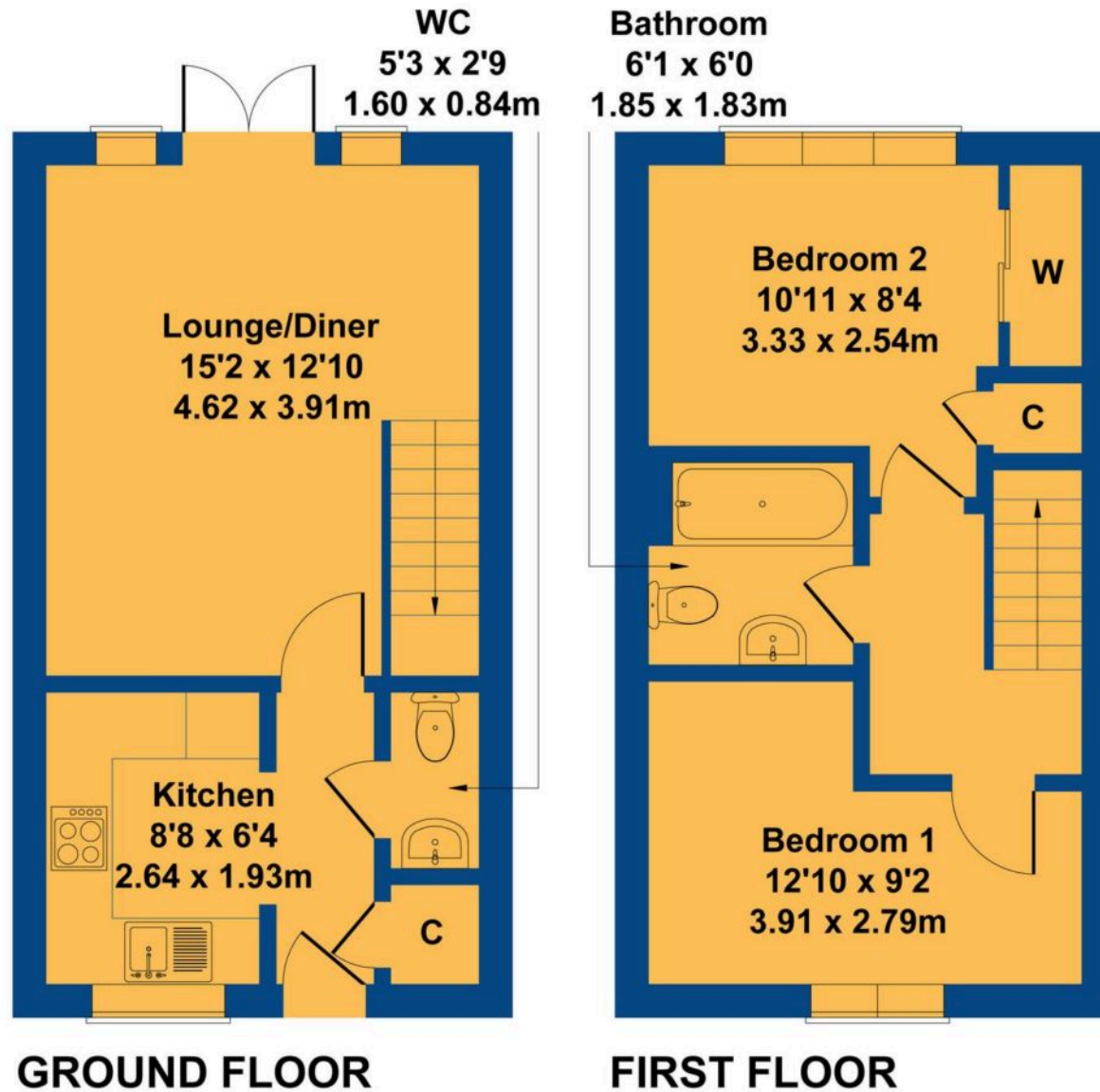






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Approximate Gross Internal Area
624 sq ft - 58 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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